



Stuart Road, SE15
Offers in excess £450,000

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In general

- One bedroom
- Private south-facing courtyard
- Warehouse conversion
- Smart technology
- Long lease
- 634 sqft
- Chain free

In detail

A well-proportioned chic warehouse conversion with a private south-facing courtyard garden located on Stuart Road, moments away from Peckham Rye Park. Discover urban living at its finest in this one-bedroom warehouse conversion located just a stone's throw from the vibrant Peckham. This unique property seamlessly combines modern aesthetics with industrial charm, offering a delightful living experience.

The spacious and bright open-plan living room boasts an abundance of natural light, while the sleek, modern kitchen features integrated appliances. The generously sized family bathroom and sizable double bedroom, which overlooks a charming patio garden, provide comfort and style. Additional benefits include underfloor heating throughout, a multi-room sound system with integrated speakers, mood lighting, bike storage, and a secure entry system.

The property is ideally located within close proximity to Nunhead and Honor Oak Park train stations, offering ease of access to the City with regular services into London Victoria and St Pancras. Additionally, Peckham Rye Park is nearby, as well as the amenities Peckham has to offer, including a fantastic range of shops, bars, and restaurants.

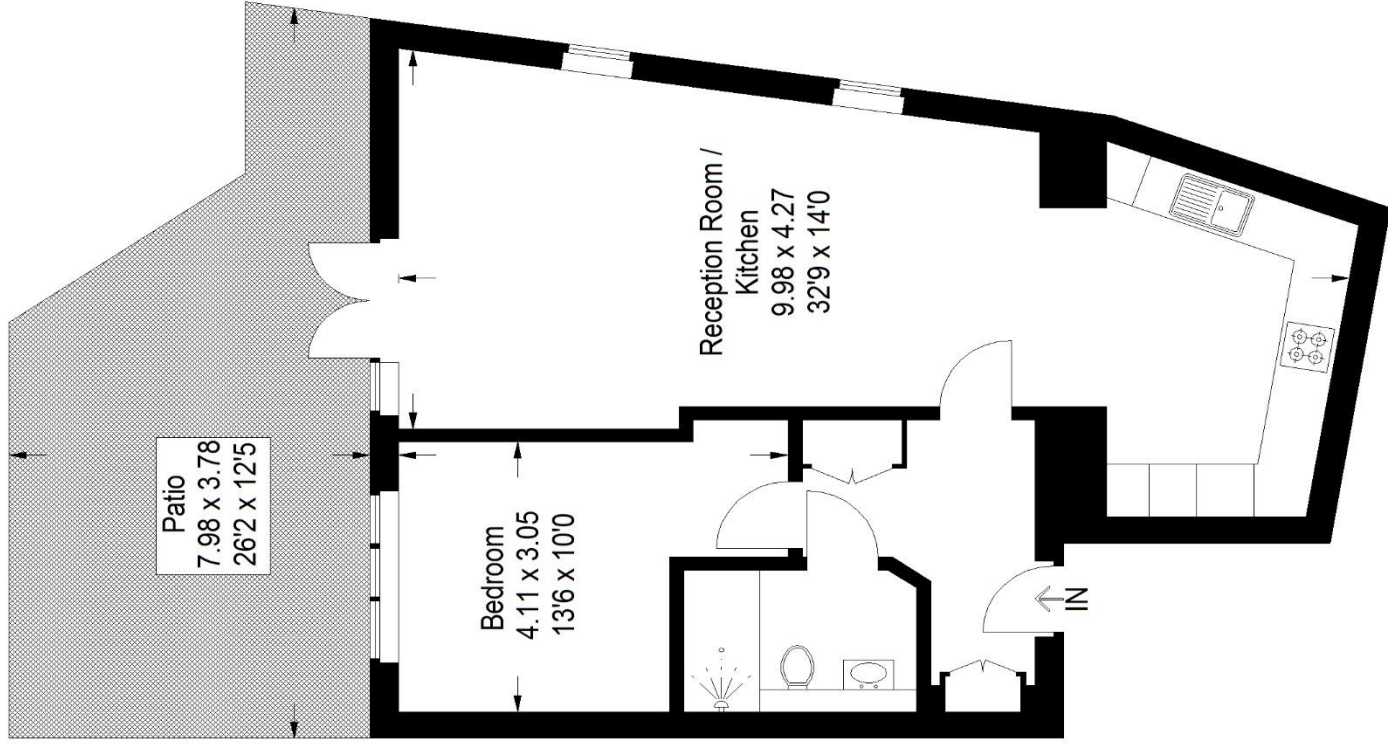
EPC: D | Council Tax Band: C | Lease: 988 years remaining | SC £1,836.52 pa | GR: £250 | BI: Included in SC



Floorplan

Stuart Road, SE15

Approximate Gross Internal Area
58.9 sq m / 634 sq ft



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 These plans are for representation purposes only as defined by
 RICS - Code of Measuring Practice. Not drawn to Scale. Windows
 and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions
 reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 62 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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